

Send Tax Notice To:

Jonathon Emil Balzli and wife,
Kimberly H. Balzli
3500 Erica Way
Birmingham, Alabama 35243

This instrument was prepared by:

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P. O. Box 380275
Birmingham, AL 35238

Inst. # 1994-13794
04/27/1994-13794
03:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 24.00

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Forty Seven Thousand Dollars and 00/100 (\$47,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Nelson Wayne Archer, a married man**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Jonathon Emil Balzli and wife, Kimberly H. Balzli**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

See Attached Exhibit A

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: This property does not constitute the homestead of the Grantor.

NOTE: \$37,600.00 of the above recited consideration was paid from the proceeds of a mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee

and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

F.A.

IN WITNESS WHEREOF, we (I) have hereunto set our hand(s) and seal, this 15th day of April, 1994.

Nelson Wayne Archer
Grantor - Nelson Wayne Archer

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Nelson Wayne Archer, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 15th day of April, 1994.

Kimberly M. Melton
Notary Public

My commission expires:

3-5-95

EXHIBIT A

Commence at the Northeast corner of the NW 1/4 of the SW 1/4 of Section 16, Township 20 South, Range 1 East; thence proceed in a Southerly direction along the East boundary of said 1/4-1/4 for 288.97 feet to a point, being the point of beginning of the parcel of land herein described; thence continue along said East boundary of said 1/4-1/4 for a distance of 380.00 feet to a point, being the Southeast corner of the N 1/2 of said 1/4-1/4; thence turn an angle of 90 degrees 01 minutes 21 seconds to the right and run along the South boundary of the N 1/2 of the NW 1/4 of SW 1/4, Section 16, Township 20 South, Range 1 East, for 1260.24 feet to the point of intersection with the East right-of-way line of County Highway No. 55; thence turn an angle of 81 degrees 38 minutes 36 seconds to the right and run along said right-of-way for 128.00 feet to a point; thence turn an angle of 73 degrees 53 minutes 11 seconds to the right and run 611.65 feet to a point; thence turn an angle of 24 degrees 28 minutes 13 seconds to the right and run 721.99 feet to the point of beginning. Said parcel of land is lying in the NW 1/4 of SW 1/4, Section 16, Township 20 South, Range 1 East, Shelby County, Alabama.

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